

Existing Environmental Information

The Courthouse Commons site is located within an urbanized environment in downtown San Diego and includes project components investigated in previous environmental studies and California Environmental Quality Act (CEQA) documents. This project setting allows for a baseline understanding of the potential permits and environmental issues associated with abatement, demolition, tunneling, and redevelopment activities. It is important to note that the information provided here is not all encompassing regarding permitting and environmental issues associated with the Courthouse Commons property. It is provided for informational purposes only. The County of San Diego has compiled the following data for RFP applicants:

- Potential Project Permitting
- Geotechnical Setting
- CEQA Summary

Potential Project Permitting

The following table provides a summary, by agency, of potential permits related to tunneling, demolition, and redevelopment at the Courthouse Commons site. Actual permits and discretionary actions will vary based on land uses, development plans, and timing of permit application. The Developer is required to independently investigate and verify the need for permits and discretionary actions and shall rely on the results of that investigation and verification rather than on the information provided herein.

COURTHOUSE COMMONS POTENTIAL PROJECT PERMITS/ACTIONS TABLE					
Potential Permit / Action Required		Project Phase			Project Action Trigger
		Tunnel	Demolition	Redevelopment	
CITY OF SAN DIEGO					
1	Public Right-of-Way (ROW) Permit	X	X	X	Construction access in public ROW
2	Traffic Control Permit	X	X	X	Traffic control in the public ROW
3	Demolition/Removal Permit		X		Permit includes San Diego Regional Hazardous Materials Questionnaire, Waste Management Form, SDG&E Certification of Discontinuance for each building to be demolished.
4	Grading Permit		X	X	Grading activities
5	Building Permit	X		X	Construction
6	Electrical Permit	X		X	Construction
7	Plumbing Permit	X		X	Construction
8	Mechanical Permit	X		X	Construction
9	Sign Permit			X	Construction
10	Conditional Use Permit			X	Development of land uses not permitted by right in the applicable zone

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Potential Permit / Action Required		Project Phase			Project Action Trigger
		Tunnel	Demolition	Redevelopment	
11	Construction General Permit			X	Construction
12	Site Development Permit			X	Construction
13	Geologic (I-VI) and Soil (I-V) Investigations	X		X	Construction within Downtown Special Fault Zone- Required for the following Land Use Groups: I: Power Generation Plants; II: Hospitals, Fire, Police, Emergency Facilities, Transportation Elements; III: Schools, Churches, High-rise Buildings, Commercial Structures; IV: Residential, Most Commercial and Minor Public Structures; V: Most Industrial Uses; VI: Agriculture, Parks, Open Space
CIVIC SAN DIEGO					
14	Centre City Development Permit			X	Development in Centre City Planned District
15	Apply for Downtown Community Plan (DCP) and Centre City Planned District Ordinance (CCPDO) amendments to remove Park/Open Space Overlay			X	Construction of anything other than Park/Open Space on parcel bound by West B Street/Front Street/Union Street/West C Street
16	California Environmental Quality Act (CEQA) compliance		X	X	See State Legislation for this project Prior to demolition: Built environment surveys - Historic Resources Report, including Dept. of Parks and Rec 523 series forms, records search data
FEDERAL AVIATION ADMINISTRATION (FAA)					
17	Federal Aviation Administration (FAA) Part 77 Review			X	Proposed construction within San Diego Airport Approach Overlay Zone, over 36 feet in height
METROPOLITAN TRANSIT SYSTEM (MTS)					
18	Right of Entry Permit		X	X	Demolition/Construction over trolley line, required when entering the public ROW occupied by Metropolitan Transit System (MTS) facilities
SAN DIEGO COUNTY AIR POLLUTION CONTROL DISTRICT (APCD)					
19	Demolition of Asbestos-Containing Material Notification & Procedures		X		Demolition
SAN DIEGO AIRPORT AUTHORITY					

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Potential Permit / Action Required		Project Phase			Project Action Trigger
		Tunnel	Demolition	Redevelopment	
20	Avigation Easement			X	Proposed construction within San Diego Airport Approach Overlay Zone, over 36 feet in height
SAN DIEGO REGIONAL WATER QUALITY CONTROL BOARD (RWQCB)					
21	National Pollutant Discharge Elimination System (NPDES) Permit	X		X	Dewatering of tunnel and construction
22	Prepare Storm Water Pollution Prevention Plan (SWPPP)	X		X	Dewatering of tunnel and construction
23	Water Quality Technical Report & requirements per Storm Water Municipal Permit R9-2007-0001			X	Project identified as Priority Development Project
STATE WATER RESOURCES CONTROL BOARD					
24	2009-0009-DWQ Construction General Permit			X	Construction

Geotechnical Setting

URS, now AECOM, has performed a number of geotechnical investigations in the immediate area of the Courthouse Commons site. Information regarding a known active fault (San Diego Fault) and geotechnical reports that pertain to the Courthouse Commons site are described below.

San Diego Fault

Previous investigations in the downtown area have identified the San Diego Fault projecting through or adjacent to the Courthouse Commons site, as shown on Figure 1 in the Fault Hazard Memo (attached). The San Diego Fault is considered an active fault and the City of San Diego is responsible for regulating development projects within the fault hazard zones. A fault hazard study, demonstrating that proposed buildings will not be constructed across active faults structures, must be prepared by a certified engineering geologist and submitted to the City of San Diego prior to any site development approval. Structures for human occupancy must be setback from the trace of the fault. The location of the fault shown on Figure 1 is based on published data from fault investigations available for review at the City of San Diego Maps and Records. The fault location is not precise. Development of Courthouse Commons would require additional fault investigations by a certified engineering geologist to indicate that active fault traces are not located on the site.

Geotechnical Reports

In April 2013, two geotechnical reports (attached) were completed by URS for Skidmore, Owings, & Merrill, related to the San Diego Central Court project. The first report is a Geotechnical Investigation and Fault Hazard Assessment. The purpose of the investigation was to provide geotechnical recommendations to assist with the design of the new State Courthouse and assess the potential for fault rupture. The Courthouse Commons site is located adjacent to the new State Courthouse allowing for much of the information in this report applicable.

The second report is a Geotechnical Design Summary Report for the inmate transfer tunnel associated with the San Diego Central Court project. The final tunnel design for the Courthouse Commons project is dependent on the tunneling firm selected. However, this report provides data related to geotechnical considerations for the inmate transfer tunnel across the active fault and assumedly along a similar route to the tunnel planned in the San Diego Central Court project.

CEQA Summary

INTRODUCTION

The purpose of CEQA is to mandate that decision makers consider and disclose to the public the significant environmental effects of a proposed discretionary project. This consideration occurs through the preparation of a Categorical Exemption (CE), Negative Declaration (ND), or an Environmental Impact Report (EIR). A summary is provided below of the project-specific legislation and previously completed EIRs..

STATE LEGISLATION

On June 27, 2017, the California legislature approved Government Code, Title 8, Chapter 5.7, Article 9 Conveyance: Court Facility Property: County of San Diego. The legislation was created primarily to convey the State's property to the County of San Diego for the public purpose of promoting public safety by facilitating the construction of an inmate tunnel (Section 70501). The legislation speaks to CEQA in relation to the transfer and future use of the State's property and adjacent County property. The legislation is attached.

EXISTING CEQA DOCUMENTATION

As mentioned in the state legislation discussion above, there are approved CEQA documents that are directly applicable to the Courthouse Commons property. These documents include:

- 1) *2006. Final EIR for the Proposed San Diego Downtown Community Plan, Centre City Planned District Ordinance, and 10th Amendment to the Redevelopment Plan for the Centre City Redevelopment Project (SCH No. 2003041001), updated March.*

The purpose of the Downtown Community Plan EIR was to provide CEQA review for the Redevelopment Plan, Community Plan and Planned District Ordinance that govern development of downtown San Diego. The Downtown Community Plan is the overall vision for downtown and outlines

policies for attaining the vision. This plan also serves as the basis for detailed zoning and development standards as well as a variety of other actions, such as open space acquisitions and transportation improvements. The EIR contains an environmental analysis of the potential impacts associated with implementing the proposed Plans and Ordinance. The Courthouse Commons property is located within the boundaries of the San Diego Downtown Community Plan.

- 2) *2008. City of San Diego Final Program EIR for the City of San Diego's General Plan (State Clearinghouse (SCH) No. 200691032), updated March 10.*

The Program EIR was intended to provide information to public agencies, the general public, and decision makers regarding potential environmental impacts related to adoption and implementation of the Draft General Plan by the City of San Diego. The City's updated Draft General Plan sets out a long range, comprehensive framework for how the City could grow and develop, provide public services, and maintain the qualities that define San Diego for the next 20-plus years. The Courthouse Commons property is located within the City of San Diego and therefore, within the boundaries of the General Plan.

- 3) *2010. New San Diego Central Courthouse for the Superior Court of California, County of San Diego: Final Environmental Impact Report (SCH No. 2000021015), December.*

The EIR for the courthouse included "construction of a tunnel between the new courthouse and the County of San Diego's existing Central Jail and construction of a bridge over C Street between the new courthouse and the County of San Diego's existing Hall of Justice. The Administrative Office of the Courts (AOC) will operate the proposed new facility for the Superior Court. In addition, the Project includes demolition sometime in the future of the existing County Courthouse, Old Jail, and bridges that extend from the County's Jail to the County Courthouse and from the Hall of Justice to the County Courthouse." Ultimately, the tunnel, demolition of the existing courthouse, Old Jail, and bridges did not occur under this project. However, the environmental analysis for these actions is relied on in the state legislation and can be utilized for Courthouse Commons to the extent the Developer determines it is applicable.

- 4) *2013. Addendum to Final Environmental Impact Report: New San Diego Courthouse (SCH No. 2000021015), May 23.*

The Administrative Director of the Courts considered the New San Diego Central Courthouse project's potential environmental impacts in 2010 and found that the project will cause significant effects on the environment. The purpose of this addendum was to disclose and evaluate the AOC's deletion of a tunnel between the proposed courthouse and the County's existing Central Jail and the addition of several bus trips per day for the Sheriff's transport of in-custody detainees from the jail to the new courthouse.

APPLICABLE MITIGATION MEASURES

Although the state legislation exempted certain future actions associated with Courthouse Commons¹ from further CEQA review requirements, the mitigation measures found in the EIRs described above are applicable to abatement, demolition, tunneling, and redevelopment activities at Courthouse Commons, as summarized in the table below. The Developer is required to independently investigate and verify the need for implementation of applicable mitigation measures and shall rely on the results of that investigation and verification rather than on the information provided herein.

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
Environmental Impact	Mitigation Framework
San Diego Downtown Community Plan Final EIR	
Air Quality: Impact AQ-B.1: Dust and construction equipment engine emissions generated during grading and demolition would impact local and regional air quality. (Direct and Cumulative)	Mitigation Measure AQ-B.1-1: Prior to approval of a Grading or Demolition Permit, the City shall confirm that the following conditions have been applied, as appropriate: 1. Exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the development site, additional applications of water shall be applied as necessary to prevent visible dust plumes from leaving the development site. When wind velocities are forecast to exceed 25 miles per hour, all ground disturbing activities shall be halted until winds that are forecast to abate below this threshold. 2. Dust suppression techniques shall be implemented including, but not limited to, the following: a. Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized in a manner acceptable to the CCDC. b. On-site access points shall be paved as soon as feasible or watered periodically or otherwise stabilized. c. Material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. d. The area disturbed by clearing, grading, earthmoving, or excavation operations shall be minimized at all times. 3. Vehicles on the construction site shall travel at speeds less than 15 miles per hour. 4. Material stockpiles subject to wind erosion during construction activities, which will not be utilized within three days, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point shall be swept or washed within thirty (30) minutes of deposition. 6. All diesel-powered vehicles and equipment shall be properly operated and maintained. 7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five minutes, as

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
Environmental Impact	Mitigation Framework
	<p>required by state law. 8. The construction contractor shall utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible. 9. As much as possible, the construction contractor shall time the construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flag-person shall be retained to maintain safety adjacent to existing roadways, if necessary. 10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. 11. Low VOC coatings shall be used as required by SDAPCD Rule 67. Spray equipment with high transfer efficiency, such as the high volume-low pressure (HPLV) spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where feasible. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the developer shall specify that such equipment be used during all construction activities on the development site. 13. The developer shall require the use of particulate filters on diesel construction equipment if use of such filters is demonstrated to be cost-competitive for use on this development. 14. During demolition activities, safety measures as required by City/County/State for removal of toxic or hazardous materials shall be utilized. 15. Rubble piles shall be maintained in a damp state to minimize dust generation. 16. During finish work, low-VOC paints and efficient transfer systems shall be utilized, to the extent feasible. 17. If alternative-fueled and/or particulate filter-equipped construction equipment is not feasible, construction equipment shall use the newest, least-polluting equipment, whenever possible.</p>
<p>Historical Resource: Impact HIST-A.1: Future development in downtown could impact significant historic structures. (Direct and Cumulative)</p>	<p>Mitigation Measure HIST-A.1-1: For historic resources which are 45 years of age or older and which have not been evaluated for local, state and federal historic significance, CCDC shall consult with HRB to determine whether the resources is significant pursuant to CEQA. For resources that have been formally determined to be significant under federal, state or local criteria, the following actions shall be carried out under direction of CCDC in consultation with HRB, as appropriate. • National Register-Listed/Eligible, California Register-Listed/Eligible Resources: Resources listed on or formally determined eligible for the National Register or California Register and structures identified as contributing structures within a National or California Register District, shall be retained onsite and any improvements, renovation, rehabilitation and/or adaptive reuse of the property shall ensure its preservation according to the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings and Guidelines for Rehabilitation of Historic Buildings. • San Diego Register-Listed Resources: Any development that proposes to remove or significantly alter one of these historical resources shall comply with</p>

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
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	<p>Chapter 14, Article 3, Division 2 of the San Diego Municipal Code which regulates Historical Resources.</p> <p>Mitigation Measure HIST-A.1-2: If the potential exists for direct and/or indirect impacts to retained or relocated designated historical resources, the following measures shall be implemented. (See EIR for complete list of mitigation requirements for HIST-A.1-2, text is too extensive to include here.)</p> <p>Mitigation Measure HIST-A.1-3: If a Designated Local Register historical resource would be demolished, the following measure shall be implemented. I. Prior to Issuance of a Demolition Permit A. A Documentation Program (DP) shall be submitted to CCDC for review and approval and shall include the following: 1. Photo Documentation (a) Documentation shall include professional quality photo documentation of the structure prior to demolition with 35mm black and white photographs, 4x6 standard format, taken of all four elevations and close-ups of select architectural elements, such as, but not limited to, roof/wall junctions, window treatments, decorative hardware. Photographs shall be of archival quality and easily reproducible. (b) Xerox copies or CD of the photographs shall be submitted for archival storage with the City of San Diego Historical Resources Board and the CCDC Project file. One set of original photographs and negatives shall be submitted for archival storage with the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other relative historical society or group(s). 2. Required drawings (a) Measured drawings of the building's exterior elevations depicting existing conditions or other relevant features shall be produced from recorded, accurate measurements. If portions of the building are not accessible for measurement, or cannot be reproduced from historic sources, they should not be drawn, but clearly labeled as not accessible. Drawings produced in ink on translucent material or archivally stable material (blue line drawings are acceptable). Standard drawing sizes are 19" x 24" or 24" x 36", standard scale is 1/4" = 1 foot. (b) One set of measured drawings shall be submitted for archival storage with the City of San Diego Historical Resources Board, the CCDC Project file, the South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society and/or other historical society or group(s). B. Prior to the first Precon Meeting, CCDC shall verify that the DP has been approved. C. In addition to the Documentation Program, the Applicant shall comply with any other conditions contained in the Site Development Permit, as approved through the City's Historic Regulations contained in Chapter 14, Article 3, Division 2, which shall include but not be limited to one or more actions prepared and adopted by the HRB for demolition of the Local Register Resource.</p>

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
Environmental Impact	Mitigation Framework
Impact HIST-B.1: Development in downtown could impact significant archaeological resources. (Direct and Cumulative)	Mitigation Measure HIST-B.1-1: If the potential exists for archaeological resources, the following measures shall be implemented. (See EIR for complete list of mitigation requirements for HIST-B.1-1, text is too extensive to include here.)
City of San Diego General Plan Final PEIR	
Air Quality: Implementation of the Draft General Plan could yield significant impacts to Air Quality. Specifically, particulate matter from construction and concentrated carbon monoxide (CO) “hot spots” would be significant and unavoidable at the program level. Greenhouse gas emissions would also be significant and unavoidable.	<ul style="list-style-type: none"> • For projects that may exceed daily construction emissions established by the City of San Diego, Best Available Control Measures (BACMs) would be incorporated to reduce construction emissions to below daily emission standards established by the City. • Development that could significantly impact air quality, either individually or cumulatively, would receive entitlement only if conditioned with all reasonable mitigation to avoid, minimize, or offset the impact. As a part of this process, future projects may be required to buffer sensitive receptors from air pollution sources through the use of landscaping, open space, and other separation techniques.
Geologic Conditions: Implementation of the Draft General Plan could yield significant impacts to geologic conditions. Since the Draft General Plan does not include specific development projects, it is infeasible at the Program EIR level to provide specific mitigation that would reduce any future impacts to a less than significant level. Therefore, at this program level of review, impacts a significant and unavoidable impact associated with seismic and geologic hazards, erosion, and unstable geology and soils remains.	<p>General measures that may be implemented to preclude impacts include:</p> <ul style="list-style-type: none"> • Preparation of soil and geologic conditions surveys. • Implementation of state seismic and structural design requirements. • Grading techniques that reduce landslide and erosion hazard impacts.
Noise: Implementation of the Draft General Plan could yield significant noise impacts. It is infeasible at this Program EIR level to provide more specific mitigation that would reduce impacts to a less than significant level, since specific development projects are not known. Thus, there is a potential for significant unavoidable impacts related to noise impacts.	All non-emergency construction activity for future projects must comply with the limits (maximum noise levels, hours and days of activity) established in state and City noise regulations.
Public Utilities: Implementation of the Draft General Plan could yield significant impacts related to the construction of public utilities. No specific projects or actions have been identified with the Draft General Plan that would result in any direct or indirect physical change in the environment. However, future growth is anticipated and the construction of future public utilities needed to support that growth may result in environmental impacts. Therefore, impacts associated with the construction of public utilities may occur and those impacts remain significant and unavoidable.	<p>Innovative project design, construction and operations to reduce storm water pollution, and energy use, and waste generation. The City’s Sustainable Building Policy (900-14) allows an expedited review time for the private sector who presents building projects meeting LEED silver criteria.</p> <ul style="list-style-type: none"> • Implementation of water and energy conservation measures beyond what is required by local, state, and federal regulations. • Project siting, mix of land uses, and design that reduces the need to drive, thus reducing vehicle miles traveled compared to what would occur through conventional development. • Strategic planting of trees in quantities and locations that maximizes environmental benefits such as shading.

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
Environmental Impact	Mitigation Framework
<p>Water Quality: Implementation of the Draft General Plan could yield significant impacts to water quality. Because the degree of future impacts and applicability, feasibility, and success of future mitigation measures cannot be adequately known for each specific future project at this program level of analysis, the program-level impact related to water quality remains significant and unavoidable.</p>	<ul style="list-style-type: none"> • Increasing on-site filtration. • Preserving, restoring or incorporating natural drainage systems into site design. • Directing concentrated flows away from MHPA and open space areas. If not possible, drainage must be directed into sedimentation basins, grassy swales or mechanical trapping devices prior to draining into the MHPA or open space areas. • Reducing the amount of impervious surfaces through selection of materials, site planning, and the narrowing of street widths, where possible. • Increasing the use of vegetation in drainage design. • Maintaining landscape design standards that minimize the use of pesticides and herbicides. • To the extent feasible, avoiding development of areas particularly susceptible to erosion and sediment loss.
New San Diego Central Courthouse Final EIR ²	
<p>Design Features/Best Management Practices</p>	<p>General Measures:</p> <ul style="list-style-type: none"> • Designate a contact person for public interaction; and, • Distribute a monthly newsletter or public notices to inform the nearby community of upcoming construction work and potential effects on occupants of surrounding buildings, traffic, and pedestrian circulation patterns. <p>Storm Water, Water Quality, and Soil Erosion Management Measures:</p> <ul style="list-style-type: none"> • Prior to the start of construction activities, the AOC will ensure that the construction contractor prepares a Storm Water Pollution Prevention Plan (SWPPP) and secures the San Diego Regional Water Quality Control Board's approval of the plan. Additionally, the AOC will prepare a Storm Water Pollution Prevention Plan and Water Quality Technical Report, consistent with legal requirements; The construction contractor will incorporate best management practices consistent with the SWPPP; • For any construction activities occurring during the rainy season, the construction contractor will implement erosion measures that may include mulching, geotextiles and mats, earth dikes and drainage swales, temporary drains, silt fence, straw bale barriers, sandbag barriers, brush or rock filters, sediment traps, velocity dissipation devices, or other measures; and, • Whenever possible, the construction contractor will perform grading activities outside the normal rainy season to minimize the potential for increased surface runoff and the associated potential for soil erosion. <p>Air Quality Management Measures:</p>

² Applicable mitigation for the Courthouse Commons in this EIR is specific to tunneling activities and demolition of the courthouse, Old Jail, and two bridges. The responsibility associated with the AOC in this text becomes the responsibility of the Courthouse Commons property owner.

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
Environmental Impact	Mitigation Framework
	<ul style="list-style-type: none"> • When conditions may promote generation of dust, apply water or a stabilizing agent to exposed surfaces in sufficient quantity at least two times per day to prevent generation of dust plumes; Moisten or cover excavated soil piles to avoid fugitive dust emissions; • Discontinue construction activities that that generate substantial blowing dust on unpaved surfaces during windy conditions; • Install and use a wheel-washing system to remove bulk material from tires and vehicle undercarriages before vehicles exit the Project site; • Cover dump trucks hauling soil, sand, and other loose materials with tarps or other enclosures to reduce fugitive dust emissions; • Ensure that all grading, excavating, and construction equipment is properly maintained; • Construction personnel will turn off equipment when equipment is not in use; • All vehicles and compressors will utilize exhaust mufflers and engine enclosure covers (as designed by the manufacturer) at all times; and, • When feasible, construction operations will use electric construction power in lieu of diesel-powered generators to provide adequate power for man/material hoisting, cranes, and general construction operations. <p>Noise and Vibration Measures:</p> <ul style="list-style-type: none"> • Designate a Project contact person to communicate with the San Diego community and interested stakeholders regarding construction activities; • Inform the San Diego community and interested stakeholders through the use of a monthly newsletter that identifies the construction schedule and upcoming construction activities; • As part of the public outreach efforts, designate a “noise coordinator” for the Project to meet with interested stakeholders and respond to complaints concerning construction noise; • Equip construction equipment with the best available noise attenuation device, such as mufflers or noise attenuation shields; • Install sound barriers (such as plywood barriers or noise attenuation blankets) around of the perimeter of the Project site along Union Street and portions of State Street, opposite the W Hotel and the adjacent single-story commercial building; and, • When feasible, use electric construction power in lieu of diesel powered generators to provide adequate power for man/material hoisting, cranes, and general construction operations.
Cultural and Historic Resources	<p>CR-1: The AOC will require its developer to retain a qualified archaeologist who shall inform all excavation operations personnel of the Project’s cultural resource mitigation measures prior to any earth-disturbing activities and provide instruction to recognize archaeological artifacts,</p>

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	<p>features, or deposits. Personnel working on the Project will not collect archaeological resources. The qualified archaeologist will be present for pre-construction meetings and any Project-related excavations of the uppermost 15 feet of soils on the site when the AOC begins its construction operations. If construction operations discover resources in the uppermost 15 feet of soil and the resources extend below 15 feet, the archaeologist may evaluate the resources that are located below the uppermost 15 feet of soil. If construction personnel encounter soil conditions or other indicators which suggest that resources may be located below 15 feet, the AOC's qualified archaeologist will evaluate the unusual soil conditions and any resources. Prior to construction, the qualified archaeologist shall submit a cultural resources management plan to the AOC that outlines the procedures that the AOC and construction personnel will follow if personnel discover cultural resources during excavation operations and the documentation that the qualified archaeologist shall prepare for the monitoring effort. If the archaeologist requires assistance from a Native American monitor to evaluate potential Native American-related cultural resources, the AOC will support such assistance.</p> <p>If construction operation personnel discover buried cultural resources such as chipped or ground stone or building foundations during ground-disturbing activities, excavation workers shall stop operations in that area and within 100 feet of the find until the consulting archaeologist can assess the significance of the find. The archaeologist will evaluate the discovery, determine its significance, and provide proper management recommendations. Management actions may include scientific analysis and professional museum curation. Within three months of the completion of cultural resources monitoring activities, the qualified archaeologist shall summarize the resources in a report prepared to current professional standards.</p>
Geology, Soils, and Seismicity	<p>GEO-1: The AOC will require its developer to retain a qualified paleontologist who shall inform all construction excavation operations personnel of the Project's paleontological resource mitigation measures prior to any earth-disturbing activities and provide instruction to recognize paleontological artifacts, features, or deposits. Personnel working on the Project will not collect paleontological resources. The qualified paleontologist will be present for pre-construction meetings and any Project-related excavations in undisturbed marine sediments of the upper Pleistocene Bay Point Formation and/or middle Pleistocene "upper Broadway" and "lower Broadway" formations, as well as where over-excavation of any thin veneer of younger alluvial sediments with Pleistocene marine sediments in the subsurface. Monitoring may be reduced if the potentially fossiliferous units are not present in the subsurface, or if present, are determined upon exposure and examination by qualified paleontological personnel to have low potential to contain or yield fossil resources.</p>

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	<p>Prior to construction, the qualified paleontologist shall submit a paleontological resources management plan to the AOC that outlines the procedures that the AOC and construction personnel will follow if personnel discover paleontological resources during excavation operations. Monitoring of excavation and trenching activities shall occur in areas that the qualified paleontologist or paleontological monitor determines are likely to yield paleontological resources.</p> <p>If construction operations personnel discover buried paleontological resources during ground-disturbing activities, excavation workers shall stop operations in that area and within 100 feet of the find until the consulting paleontologist can assess the significance of the find. The paleontologist will evaluate the discovery, determine its significance, and provide proper management recommendations. Management actions may include scientific analysis and professional museum curation.</p> <p>The qualified paleontologist shall summarize the resources in a report prepared to current professional standards.</p>
Hazards and Hazardous Materials	<p>HAZ-1: Prior to grading or construction on the Project site, the AOC shall excavate the area approximately 20 feet west of Monitoring Well 1 evidence of an underground storage tank. If an underground storage tank is found, the AOC shall remove the tank under permit and inspection of the County of San Diego Department of Environmental Health, Underground Storage Tank Program.</p>
Noise	<p>NOI-1: Prior to site mobilization, the following shall be demonstrated to the AOC and noted on construction bid documents:</p> <p>All construction equipment shall have properly operating and maintained mufflers and other State-required noise attenuation devices;</p> <p>The AOC's construction contractor shall post notices, legible at a distance of 50 feet, at the Project construction site. All notices shall indicate the dates and duration of construction activities, as well as provide a contact name and a telephone number where residents can inquire about the construction process and register complaints;</p> <p>The AOC's construction contractor shall designate a Noise Disturbance Coordinator and make the coordinator responsible for responding to any local complaints about construction noise. When a complaint is received, the Noise Disturbance Coordinator shall immediately determine the cause of the noise complaint (e.g., starting too early, bad muffler, etc.) and shall implement reasonable measures to resolve the complaint; and,</p> <p>Where feasible during construction, the construction contractor shall place stationary construction equipment in</p>

MITIGATION MEASURES APPLICABLE TO POTENTIAL COURTHOUSE COMMONS ACTIVITIES	
Environmental Impact	Mitigation Framework
	locations where the emitted noise is away from sensitive noise receivers.

FUTURE POTENTIAL CEQA TRIGGER

The Courthouse Commons center parcel, bordered by W. B Street, Front Street, W. C Street, and Union Street, is subject to a Park/Open Space Overlay, as identified in the San Diego Downtown Community Plan (DCP). The overlay district identifies locations of future park sites and this block is designated as the future Civic Square public park. This park is envisioned as a combination of grass areas and plazas that will serve as a gathering area for workers as well as people on government business. Any future development of this site would require coordination with Civic San Diego.

The Centre City Planned District Ordinance (CCPDO) allows for the transfer of development rights (TDR) for any site designated by the DCP as a public park site. Any redevelopment proposal that does not include the development of this public park would be required to submit applications for amendments to the DCP and CCPDO, and would require some additional CEQA documentation. This application would for the center parcel would trigger CEQA because any development that is not a public park would not be consistent with the Community Plan. Subsequent environmental review would be required. The DCP/CCPDO amendment application is also a discretionary action and would trigger additional historical review of the courthouse, per the AECOM Cultural Resource Studies Memo dated July 10, 2017.³

³ The Courthouse Complex and the Service Center will require historical assessments prior to obtaining any discretionary permits in accordance with the State CEQA Guidelines (*Section 21082 of the California Public Resources Code, Environmental Quality Act of 1970 [CEQA]* and *Section 15022 of Title 14 of the California Administrative Code, Guidelines for Implementation of the California Environmental Quality Act of 1970*) and County of San Diego (County) and City of San Diego (City) cultural resources guidelines. The assessments are required for archaeological and built environment resources.